



**824 Bridge Crescent NE  
Calgary, Alberta**

**MLS # A2296884**



**\$1,100,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighb		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** storage shed, fire pit, 2nd fridge, 2nd microwave

**ATTENTION HOME BUYERS & INVESTORS!** An incredibly RARE PRIME FUTURE DEVELOPMENT OPPORTUNITY with an unbeatable location! Massive SOUTH-EAST facing lot (723 SQ.M &ndash; 60 FT frontage & 128 FT avg depth) with unobstructed panoramic views of the downtown Calgary skyline & Bow River valley! This property has been well cared for with many years left to enjoy. It also has immense potential and is perfect for building your luxury dream home with stunning picturesque views. One of the best lots on the block, ideally located on a quiet street, fronting on to a boulevard green space and backing on to the Bridgeland escarpment. This Renfrew home borders Bridgeland and is only a 10 min walk to 1st Avenue shops & amenities plus a 20 min walk downtown. As an exceptional hillside front walk-out bungalow, it has great short term potential as a holding or income property with an illegal suited walk-out basement complete with private entrance. The main floor is 1131 sq ft and offers 3 bedrooms plus a 4-pce bathroom with brand new flooring and great vintage accents. The updated kitchen has maple cabinetry, granite counters, updated tile flooring and lighting, and stainless steel appliances. The bright living room/dining room combo has spectacular views of the city! Downstairs, the illegal one bedroom suite has a newly renovated 4-pce bathroom and deep windows bringing in lots of natural light. The single attached garage is accessible from the shared laundry room that has a front load washer & dryer. Upgrades include new triple pane windows in 2015, new high efficiency furnace in 2016, new roof and gutters in 2012, new backyard deck and a newer retaining wall near the hot tub. The property is also roughed-in for 220V wiring for a hot tub. The gorgeous back yard has views that keep getting better the higher you go

plus mature trees and perennials along the way. Soak in the morning sun on the covered front patio or cozy up with sunset views of the city. The tiered yard offers garden beds and a fire pit with some of the best views on the property &ndash; a taste of what a 2+ storey home could offer. All this in a highly desirable inner-city walkable community! Don&rsquo;t miss out &ndash; come see it today!